

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 08 May 2025 11:07:25 UTC+01:00
To: "Stefan Galyas" <Stefan.Galyas@midsussex.gov.uk>
Subject: DM/25/0666 Claremont, Copthorne Bank, Copthorne

Hi Stefan

Comments on the above planning application.

Claremont is an unlisted detached house and former shop located within the historic core of Copthorne village (as identified in the Copthorne Neighbourhood Plan (CNP)). The CNP also identifies the building, which dates from 1905 and was formerly the village butchers, as a Parish Heritage Asset. Given this, the relatively early date of construction (in the local context), surviving character, and communal value of the building, I would consider that it should be regarded as a Non Designated Heritage Asset (NDHA) of a mid-level of interest within the local context.

The current proposal is for the extension and subdivision of the building to create 2 new dwellings. The principal works comprise:

- A first floor extension above an existing flat roofed single storey addition to the western side of the building;
- Addition of a pitched roof above an existing lean-to extension to the eastern side of the building;
- Alterations to the shop window to the front elevation;
- Replacement of existing store buildings to the rear of the building with linked extensions;
- Addition of dormer windows to the rear roofslope; and
- Associated hard and soft landscaping.

The proposed extensions to the side sit above existing additions, and although they add bulk, remain subordinate to the existing building and relate sympathetically to it in their form. The extension to the west removes the existing unsympathetic flat roof to the single storey addition in this position. On balance, these works are therefore not considered contentious subject to detail. The alterations to the shop window retain this important feature of the frontage including the overhanging canopy roof, which is to be repaired, reinstatement of a tiled stallriser, and reinstatement of a sash window closer in design to the original. These works are welcomed, subject to detail. The works to the rear of the building, including the dormer windows are not considered contentious, again subject to detail, and nor is the associated hard and soft landscaping.

On balance, therefore, the proposal is considered to preserve the historical or architectural significance of the building within the local context. This meets the requirements of District Plan Policy DP34, paragraph 216 of the NPPF, and CNP7.1 and 7.2 of the Neighbourhood Plan.

I would recommend the following conditions:

- Details of roofing and facing materials
- Detailed drawings at an appropriate large scale, and annotated to show materials and finishes, of the following aspects of the scheme:
- - typical windows and external doors

- - typical eaves detail
- - works of repair and restoration to the shop front canopy
- New rainwater goods and other external pipework to be of painted metal
- Detailed hard and soft landscaping scheme to include hard landscaping materials.

Thanks,

Emily

Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

Submit your planning application online.
<http://www.planningportal.gov.uk>

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